

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**September 15, 2003
7:00 p.m.**

Committee Members Present:

Wendy Salvati, Chairperson
Dan Michnik
Phil Sgamma
Lou Depowski
John Moulin
Paul Shear
Rich McNamara

Councilwoman Barb Guida, Town Board Liaison
Christine Schneegold, Planning Board Liaison
Jim Hartz, Assistant Director of Community Development

Agenda Item I- Nesselbeck Subdivision

The project was tabled at the applicant's request. The board will require a completed EAF before reviewing this project.

Agenda Item II- Ron Grimm Business Park –

Don Johnson from Grimm Construction Co. presented the plans for rezoning the rear of the property from Agricultural to Commercial. He explained that the facilities would only be used for cold (bulk) storage. Dan Michnik said that the site layout for parking and traffic access needs to be reworked. Wendy Salvati asked for a letter from the Natural Heritage Program on threatened or endangered species.

ACTION: Motion by Dan Michnik, seconded by John Moulin, to table this item until all information is presented regarding the future use of the property and a site plan that mirrors the EAF is submitted.

VOTING: All Ayes.

MOTION PASSED

Agenda Item III- Transit Valley Gardens Patio Homes

Sean Hopkins and Frank Chinnicci were present to describe the proposed project. The board reviewed the EAF part I and decided to seek lead agency status.

ACTION: Motion by Lou Depowski, seconded by Paul Shear, that the board recommend that the Town Board solicit for Lead Agency status and begin the 30-day comment and review period.

VOTING: All Ayes.

MOTION PASSED

Agenda Item IV- Miscellaneous-

Ribbeck Open Development Area –

The board was given an introduction of the project by Greg Ribbeck. They went through the EAF part I and requested that he obtain additional information. Specifically, the Erie County Department of Health should be contacted regarding septic system approvals, and the NYSDEC on wetlands and endangered or threatened species.

ACTION: Motion by John Moulin, seconded by Dan Michnik, that the board table this item until the applicant provides additional information.

Wexford Manor Waterford Village Addition-

Sean Hopkins introduced the project to the board and stated that they will be heard at the Planning Board on Wednesday evening. He believes the project can be granted a negative declaration based on the final findings statement from the Clarence Hollow Pollution Abatement Project. Wendy Salvati asked if the Planning Office could research the findings statement and the previous project file submitted on this property known as the Kausner Open Development Area. No action was taken.

Koby Environmental Business Park-

Jim Hartz gave a brief description of the project. The board requested a revised EAF stating the impacts from full build out of the site plan. They also would like a description of development phasing and what mitigation measures are being proposed in the rear (north side) of the parcel.

No other items were addressed. The board established their next meeting date at October 20, 2003. A 6:30 p.m. work session is scheduled prior to the agenda items being heard at 7:00 p.m.

Adjourned at 9:00 p.m.